162.0	0001	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,200 / 801,200
					USE VALUE:	801,200 / 801,200
					ASSESSED:	801,200 / 801,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		FLORENCE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONEY CHARLES W/ETAL
Owner 2:	JANUSZ FRANK
Owner 3:	
Street 1:	4 FLORENCE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER MARANDA J/ETAL -
Owner 2:	WARREN DAVID R -
Street 1:	4 FLORENCE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1679 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4738.000	404,000	3,700	393,500	801,200
Total Card	0.109	404,000	3,700	393,500	801,200
Total Parcel	0.109	404,000	3,700	393,500	801,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.19 | /Parcel: 477.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107958

GIS Ref

GIS Ref

Insp Date 10/01/18

!12641!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,000	3700	4,738.	393,500	801,200		Year end	12/23/2021
2021	101	FV	391,800	3700	4,738.	393,500	789,000		Year End Roll	12/10/2020
2020	101	FV	391,800	3700	4,738.	393,500	789,000	789,000	Year End Roll	12/18/2019
2019	101	FV	291,600	3800	4,738.	393,500	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	301,100	3800	4,738.	348,500	653,400	653,400	Year End Roll	12/20/2017
2017	101	FV	301,100	3800	4,738.	292,300	597,200	597,200	Year End Roll	1/3/2017
2016	101	FV	301,100	3800	4,738.	292,300	597,200	597,200	Year End	1/4/2016
2015	101	FV	284,400	3800	4,738.	253,000	541,200	541,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:18:38

LAST REV

Date	Time
10/15/18	09:23:04
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12641

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER MARANDA	33370-144		8/1/2001		532,500	No	No		
CONLON THOMAS P	26364-353		5/31/1996		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	189	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4738		Sq. Ft.	Site		0	70.	1.19	8									393,498						393,500	

Total AC/HA:	0.10877	Total SF/SM:	4738	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,498	Spl Credit		Total:	393,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27537227
Const Adj.:	0.99989998
Adj $ / SQ:	165.782
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452921
Depreciation:	48915
Depreciated Total:	404006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

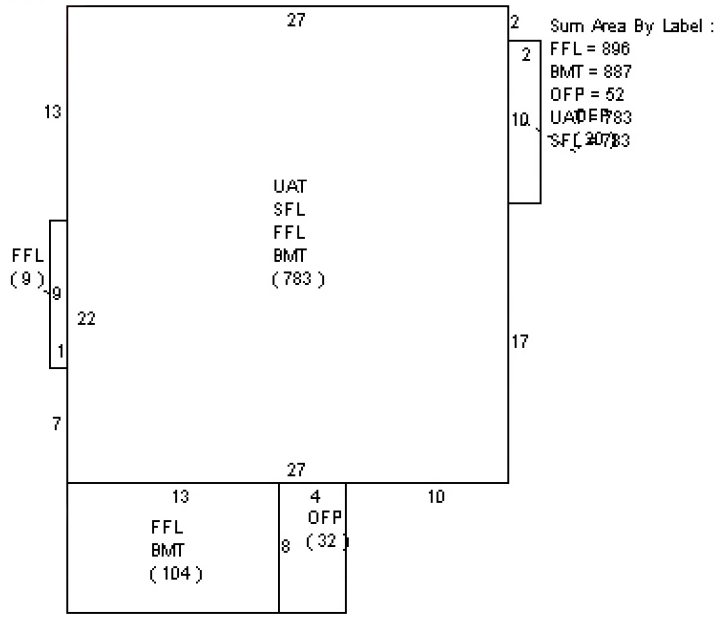
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.36
Special Features:	0	Val/Su Net:	158.56
Final Total:	404000	Val/Su SzAd	240.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	165.780	148,541
SFL	Second Floor	783	165.780	129,807
BMT	Basement	621	49.730	30,880
UAT	Upper Attic	196	66.310	12,981
OFP	Open Porch	52	44.000	2,288

Net Sketched Area:	2,548	Total:	324,497
Size Ad	1679	Gross Area	3401	FinArea	1679
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12x18	F	AV	1927	23.92	T	40	101			3,100			3,100
19	Patio	D	Y	1	18X10	A	AV	1997	4.33	T	17.6	101			600			600

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700